

Zoning Revision Committee Meeting Minutes Thursday, March 24th, 2016

Committee Members Present - Suzanne Cahill, Kyla Haber, Wayne Platte, Tony Argulewicz, Tamara Taylor, Tom Collins, Lee Molyneaux, Tom Tiano, Deb Brown

Consultants Present – Dan Shuster

Others Present - Cassandra Burke, Bernie Matthews

Broad discussion on Form Based Codes and what the goal is when implementing them. Focused on building form and the built environment, flexibility of uses.

Residential zones – Tony expressed concern with combining multiple zones into 1. Gave example of residential districts. Would like to know what uses would be allowed? Will all uses that are in all districts be allowed? Will cluster developments be allowed? What would happen to the setbacks?

Manufacturing Districts – Allow for the same uses except one allows for auctions. Tony said that the wording is different based on location. One is supposed to be a buffer near residential areas, the other allows for more truck traffic and noise. Tom said that the City of Kingston doesn't have that kind of manufacturing anymore. The types of manufacturing that we attract are smaller, craft type businesses like Bailey Pottery and R&F Paints. He said that the Town of Ulster has an OM (office/manufacturing) district that allows for a broad range of uses.

Dan suggested looking at unified design standards for the Stockade, Midtown, and Downtown. The HLPC is responsible for approving exterior changes in the Stockade District and the other historic districts. The Broadway Overlay District is reviewed by the Heritage Area Commission. The Planning Board reviews the Rondout Creek design standards. Three different boards administer different standards. Design standards should keep in mind the arts district in midtown.

Wayne brought up payment in lieu of parking. Tom said that they do it in Woodstock. Some concern was expressed about how to monitor changes in businesses and what would constitute an increase in parking. Also, a separate fee and budget line would need to be created to collect the funds and to make sure that they are spent on parking upgrades or improvements to lots. It would be similar to the recreation fees.

Discussion on timing of meetings to allow for approvals by different boards in a timely manner. Bernie suggested putting a timeframe on approvals by various boards. If a decision isn't made within x number of days, the Planning Board will be able to vote without waiting for a decision. Similar to the Ulster County Planning Board referrals.

Heritage Area Commission – 3 separate functions with no real connection. The Heritage Area (Urban Cultural Parks) was based on cultural tourism with transportation as a focus (the Board has been reviewing architectural and exterior modifications in the entire district); the Broadway Overlay Design Standards is an architectural review board function; and the Coastal Consistency is a result of the Local Waterfront Revitalization Plan.